

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-07.0
REZONING PROCEDURES**

**EXHIBIT III
ENVIRONMENTAL RESOURCE REPORT CHECKLIST**

- I. **APPLICABILITY.** An Environmental Resource Report is required for rezoning requests, in addition to the General Site Inventory and Design Compatibility Report, in the following instances.
- (1) Requests lying within certain adopted plan areas which identify environmental issues, including subregional, area, and neighborhood plans. Those plan areas are: *Bear Canyon, Catalina Foothills, Esmond Station, Houghton East, Old Fort Lowell, Pantano East, Rincon/Southeast, Santa Cruz, Sabino Canyon-Tanque Verde, South Pantano, Tucson Mountains, and Tumamoc.*
 - (2) Requests where development is proposed along any designated resource corridor or within one (1) mile of designated public preserves. These are areas which may involve sensitive terrain, significant wildlife, and natural water courses or drainageways which have been identified for preservation or protection by a land use plan, basin management plans, the Tucson Stormwater Management Study, or the Critical and Sensitive Biological Communities Map (CSBC).

The basin management plans which establish certain design standards for washes include: West Branch Santa Cruz, Houghton East, Este Wash, Arroyo Chico, and North Stone. These plans are to be followed as applicable. The public preserves identified for purposes of this report include Saguaro National Park (East and West Units), Tucson Mountain Park, and Coronado National Forest.

The Environmental Resource Report is required whenever the "set aside" option of the Native Plant Preservation Ordinance (NPPO) is proposed. It can also be used as the basis of the Native Plant Inventory and Native Plant Preservation Plan if prepared in sufficient detail.

Although the Environmental Resource Report focuses on natural site features, the report will also inventory other site conditions, where applicable, such as adjacent land uses, traffic patterns, parks, and schools, in order to assess the full impacts of the proposed development. Based on knowledge of the site's development opportunities and constraints, the applicant can appropriately design the project to accommodate site and neighborhood characteristics.

Note: Some of these plans have areas which are largely urbanized. In these situations, where a rezoning case focuses on "fitting" new development into an existing built-up area, the Environmental Resource Report may be waived by Planning staff. Consideration will be on a case-by-case basis.

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- II. CONTENT AND SUBMITTAL REQUIREMENTS.** A table of contents indicating all required information by page or map number is necessary. A location map showing the project site within the boundaries of the plan area or a public preserve is required. All maps and illustrations should include a legend and north arrow, be fully dimensioned, and be drawn at an appropriate scale (one inch = 40 feet is suggested) on a 24 x 36 inch sheet, folded to our standard 8½ x 11 inch format. Please refer to the rezoning application information packet for the number of copies required at submittal. All maps should be consistent and of a scale to clearly show the information presented. Contours, where required, may be at either one (1) foot or two (2) foot intervals. All aerial photographs used should be no more than two (2) years old and should indicate the flight date, a north arrow, and the project site boundaries.

The Environmental Resource Report submittal must contain: 1) an inventory, 2) a composite map, and 3) a conceptual grading plan. Detailed requirements are outlined as follows.

A. Inventory.

- 1. *Topography/Hydrology Map.***
 - a. Topography may be shown with a one (1) or two (2) foot contour map or an aerial photo with a one (1) or two (2) foot contour overlay. The features highlighted should include protected peaks and ridges, slopes of fifteen (15) percent or greater, and drainage patterns.
 - b. On-site predevelopment hydrologic characteristics should be mapped including any one hundred (100) year floodplains with discharge of fifty (50) cfs or greater and peak discharges entering or leaving the site for one hundred (100) year events.
 - c. Describe and map postdevelopment water discharge on- and off-site within one-fourth (¼) of a mile; describe and map potential drainage impacts of off-site land uses both upstream and downstream of the proposed development.
 - d. Describe and map on an aerial photograph those drainageways currently subject to the provisions of the Watercourse Amenities, Safety, and Habitat (WASH) ordinance and those identified on the Environmental Resource Zone (ERZ) maps; adopted subregional, area, and neighborhood plans; the Tucson Stormwater Management Study; or the Critical and Sensitive Biological Communities (CSBC) Map.
 - e. Reference should be made to any applicable basin management plan, the Tucson Stormwater Management Study, the Critical and Sensitive Biological Communities (CSBC) Map, or scenic corridor policy which requires drainageways to be left in their natural state.

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II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

- f. Describe and map the approximate location of design features that will be used to mitigate drainage and erosion problems (examples include: preservation of drainageways and associated vegetation in their natural state, retention/detention basins, revegetation, gabions, and riprapping).
- g. If significant natural features, vegetation, or floodplain areas are proposed to be encroached upon, state why the encroachment could not be avoided and what mitigation measures will be taken.
- h. All areas to be left undisturbed must be mapped, and temporary fencing must be installed to preclude disturbance prior to grading and construction. A note and plan reference is required.
- i. Proposed development which is to occur on any lot or parcel identified on the Hillside Development Zone (HDZ) maps requires calculations for the overall cross slope of the parcel to determine if the HDZ applies. If the HDZ applies, indicate how compliance will be achieved.

(Sources: City of Tucson Planning Department [ERZ and HDZ maps] and Office of the City Engineer [WASH ordinance]); Tucson Stormwater Management Study; and the Critical and Sensitive Biological Communities [CSBC] Map)

2. Soils Map.

- a. State whether soils testing has been done for the site, either for the subject proposal or a previous development, and include the results of the testing.
- b. Map any heavily disturbed areas (by prior grading or excavation) and any unstable soils which may be prone to subsidence or erosion.
- c. Show the location of any hazardous materials on the project site placed on the property or naturally occurring, such as landfills, "wildcat" dumping, dross, or radon gas.
- d. When applicable, describe soil suitability for septic use.

3. Vegetation and Wildlife Map.

- a. All vegetative communities and plant associations on-site should be located on an aerial photo or mapped, including mesquite bosques; any visually prominent cacti or individual trees, with a caliper of four (4) inches or greater; and all saguaros. Also see Development Standard 2-15.0.

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II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

- b. Any areas where vegetation provides scenic value, screening and/or buffering, and soil stabilization.
- c. Delineate any habitat type noted on the Critical and Sensitive Biological Communities (CSBC) Map including riparian and significant nonriparian habitat. Describe the densities of any of these communities or associations.
- d. Include a written statement from the Arizona Game and Fish Department's regional office regarding:
 - (1) endangered species (both plant and animal) on or near the project site;
 - (2) significant densities of wildlife by species; and
 - (3) all Class I or Class II habitat as defined by the CSBC Map present on or adjacent to the project site.

(Sources: Arizona Game and Fish Department and Critical and Sensitive Biological Communities [CSBC] Map)

- B. Composite Map. The composite map is prepared based on the inventory information. This map indicates where development is desirable and where, due to site constraints, land should be left undisturbed. This composite information should be reflected on the preliminary development plan as to how the proposed development will mitigate potential adverse impacts on adjacent parcels or the character of the immediate neighborhood through site design, setbacks, screening, landscaping, preservation of sensitive open space, etc. The following elements should be presented (as applicable) on the composite map.

- 1. Gateway or scenic routes.
- 2. Drainageways to be left in a natural state.
- 3. Historical or archaeological features.
- 4. Heavily disturbed soils.
- 5. Landfills.
- 6. Protected peaks/ridges.
- 7. Sloped areas in excess of fifteen (15) percent.

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II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

8. Significant vegetative communities and/or wildlife habitat corridors.
9. Trails and trail access points.
10. Adjacent land uses.

C. Conceptual Grading Plan.

1. Indicate all areas proposed for grading.
2. Note all proposed changes in elevations within the project boundary due to grading by providing predevelopment and postdevelopment spot elevations. Indicate maximum grade differential from adjacent properties at project boundaries. Differential grading information is to be provided in accordance with the Differential Grading Ordinance.
3. Indicate approximately how much surface area of the project site will be graded as a result of the proposed development.
4. Show all changes to drainageways including upstream and downstream conditions.